

**FY 2008**

***Facilities and Infrastructure:  
Real Property and Construction Project Management  
Performance Assessment Model***

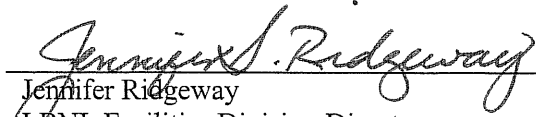
***Lawrence Berkeley National Laboratory  
University of California Laboratory Management Office  
Department of Energy - Berkeley Site Office***

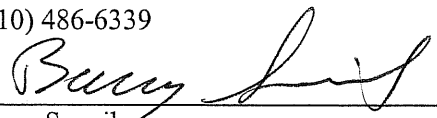
***October 01, 2007***

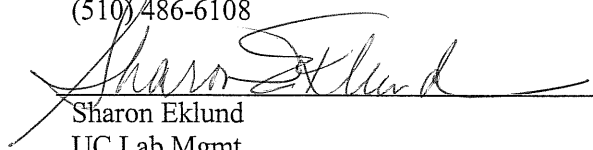
## **Background Information**

Contract No.: DE-AC02-05CH11231

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## **Introduction**

The Facilities Management Functional Managers from the Lawrence Berkeley National Laboratory (LBNL), the Department of Energy (DOE) Berkeley Site Office, and the University of California Laboratory Management Office have agreed to assess the Performance Measures in Appendix B according to the methodology described below.

## Performance Objectives:

Goal #7: Sustain excellence in Operating, Maintaining, and Renewing the Facility and Infrastructure Portfolio to Meet Laboratory Needs.

Objective 7.1: Manage Facilities and Infrastructure in an efficient and effective manner that optimizes usage and minimizes life cycle costs. (50 pts)

7.1.1 Maintenance and Utility Reliability- Effectiveness and efficiency of maintenance activities to maximize the operational life of facility systems, structure and components. (25 points)

7.1.1.1-The MII expressed as a percentage, is defined as the actual maintenance expenditure divided by the Replacement Plant Value (RPV) for conventional Facilities at the Site. The FY08 RPV is \$656,912,215. The meets expectation goal is 2% of the RPV. (10 pts)

$$\text{MII} = \frac{\text{Actual Maintenance Expenditures}}{\text{RPV}}$$

A	3.5- 4.3	MII of at least 2.0 with areas of performance consistent with PEMP Figure I-1, Letter Grade and Numerical Score Definitions.
B+	3.1 - 3.4	MII of 2.0
B	2.5 - 3.0	MII of 1.85-1.99
C	1.1 - 2.4	MII of 1.63-1.84
D	0.8 - 1.0	MII of 1.55-1.62

7.1.1.2 -Meet the Lab planned Deferred Maintenance reduction funding specified in DOE guidance. (5 pts.)

A	3.5- 4.3	Reduce DM by at least \$4.04M with areas of performance consistent with PEMP Figure I-1, Letter Grade and Numerical Score Definitions.
B+	3.1 - 3.4	\$4.04 M
B	2.5 - 3.0	\$3.45 M to \$4.03 M
C	1.1 – 2.4	\$2.86 M to \$3.44 M
D	0.8 – 1.0	\$2.23 M to \$2.85 M

7.1.1.3 - Completion of RPAM - required activities (10 pts.)

Task #	Task	Weighting
1	FY08 Condition Assessment Summary Report (20% required per year or on 5 year cycle)	40%
2	FY07 Actual Maintenance Report (Due Oct 30, 2007) FY08 Required Maintenance Report ( Due Dec. 15, 2007)	40%
3	Review and update the LBNL Maintenance Plan. In coordination with the BSO, develop a new section that describes how LBNL will be addressing deferred maintenance over the next 5-years (sustainment period in RPAM) and validates current DM totals.	20%

A	3.5- 4.3	Complete 3 of 3 Tasks with areas of performance consistent with PEMP Figure I-1, Letter Grade and Numerical Score Definitions.
B+	3.1 - 3.4	Complete 3 of 3 Tasks
C+	2.1 - 2.4	Complete 2 of 3 Tasks
D	0.8 - 1.0	Complete 1 of 3 Tasks

7.1.2 Energy, Renewable Energy and Transportation Management initiatives are managed through the FY 2008 LBNL Comprehensive Energy Management Plan (CEMP). Effective and successful completion of this measure will be graded as follows (10 points):

A	3.5 - 4.3	Complete all ten required CEMP objectives with areas of performance consistent with PEMP Figure I-1, Letter Grade and Numerical Score Definitions.
B+	3.1 - 3.4	Complete all ten required CEMP objectives (numbers 1-6, 8, 10, 11, 13).
B	2.5 - 3.0	Complete seven to nine of the required CEMP objectives, including numbers 4 and 6.
C	1.1- 2.4	Complete five or six of the required CEMP objectives, including numbers 4 and 6.
D	0.8 - 1.0	Complete less than five of the required CEMP objectives.

7.1.3 Transformational Energy Action Management (TEAM). In support of the goals of the Department of Energy's Transformational Energy Action Management (TEAM) initiative, and the goals and objectives contained in Executive Order 13423, Strengthening Federal Environmental, Energy, and Transportation Management, the Contractor shall cooperate with federal Site Office personnel to provide full and open access to the maximum extent practicable to NNSA/DOE-contracted Energy Service Companies (ESCOs) under Energy Savings Performance Contracts (ESPC), to facilitate on-site assessments of opportunities to improve the Site's energy efficiency, water reduction and renewable energy improvements, and shall provide advisory assistance in reviewing ESCO recommendations as directed by the Contracting Officer. The Contractor shall ensure ESCO personnel are granted access pursuant to contractual requirements; monitor ESCO activities to ensure that site safety and security requirements are adhered to; promptly provide information requested by ESCO personnel to assist them in developing viable recommendations; and, when directed by the Contracting Officer, assist the Site Office in the monitoring and execution of ESPC projects. (5 pts.)

Measure: An update to the Ten Year Site Plan is developed and approved by DOE that adequately addresses the site's contribution to meeting the Agency wide goals of the Secretarial Transformational Energy Action Management (TEAM) initiative and the goals set forth in Executive Order 13423.

FY 2008 Target: FY 2008 Ten Year Site Plan incorporates LBNL's contribution to meeting the DOE goals of the TEAM Initiative and Executive Order 13423.

7.1.4 Real Property Management Space/Facility Utilization -Effectively managed consistent with mission, requirements, and DOE direction. Intent is to measure the effectiveness, completeness, and timeliness of implementation of Real Property management using Facilities Information Management System (FIMS) office space utilization, facilities asset and utilization index (AUI), and real property leases. (10 Pts.)

Task #	Task
1	Populate FIMS with Executive Order 13327 required data elements
2	Document underutilized or unsuitable excess space and AUI, and recommend its inclusion in FIMS and the Ten-Year Site Plan.
3	Submit a list of active and planned leases including pertinent information. Timely acquisition of lease space.
4	Ensure FIMS consistency with other DOE databases. Produce documentation that shows quarterly reconciliation between FIMS and Management and Analysis Reporting System (MARS).
5	Ensure FIMS supports Space Banking Reporting. Prepare annual memo to DOE regarding Space Banking, reflecting FIMS archived square footage, facilities flagged as excess and excess years.
6	Complete Internal FIMS Data Validation per DOE requirements.

A	3.5 – 4.3	Complete all 6 Tasks with areas of performance consistent with PEMP Figure I-1, Letter Grade and Numerical Score Definitions.
B+	3.1 - 3.4	Complete all 6 Tasks
B	2.5 - 3.0	Complete 5 of 6 Tasks
C	1.1 – 2.4	Complete 4 of 6 Tasks
D	0.8 - 1.0	Complete 3 of 6 Tasks

Objective 7.2: Provide Planning for and acquire the Facilities and Infrastructure required to support Future Laboratory Programs. (50 Points)

7.2.1 Integrated Site Planning -The Laboratory develops, documents, and maintains an integrated site planning process that is aligned with DOE mission needs and the Laboratory strategic/business plan. Intent is to measure the effectiveness of integrated site planning activities using any related site development planning documents. Each task is assessed individually. (20 points)

Task #	Task	Weighting
1	Prepare and ensure DOE Planning Documents such as the TYSP addresses LBNL strategic goals, SC's guidance and BSO Comments.	50%
2	Review selected proposals for NEPA/CEQA compliance. Review and process research, construction, maintenance, and operations proposals for NEPA/CEQA compliance.	30%
3	ASCE-31 Seismic evaluations: Complete 100% of trailer and unoccupied building inventory	20%

A	3.5- 4.3	Meets expectations with areas of performance consistent with PEMP Figure I-1, Letter Grade and Numerical Score Definitions.
B+	3.1 - 3.4	Meets expectations
C	1.1 - 2.4	Needs improvement
D	0.8 - 1.0	Minor accomplishments

7.2.2 Construction/Project Management -Activities and requirements related to Line Item projects are complete within preliminary performance baselines for scope, schedule and cost (established at CD-I) or performance baselines (established at CD-2). Each task is assessed individually. (30 Points)

Task #	Task	Weighting
1	Adhere to performance baseline for B51/Bevatron	30%
2	Adhere to performance baseline for the B77 Phase 2	15%
3	Adhere to performance baseline for the User Support Building	15%
4	General Plant Projects (GPP) and other projects. Managed in accordance with LBNL's GPP/other priority list and associated cost and schedule.	10%
5	Adhere to performance baseline for the Seismic Phase I and Seismic Phase 2.	30%

A	3.5- 4.3	Meets expectations with areas of performance consistent with PEMP Figure I-1, Letter Grade and Numerical Score Definitions.
B+	3.1 - 3.4	Meets expectations. Performance baselines are met.
C	1.1 - 2.4	Needs improvement. Performance against one of the project/program's baselines (scope, schedule or cost) is not achieved.
D	0.8 - 1.0	Minor accomplishments. Performance against two of the project/program's baselines (scope, schedule or cost) is not achieved
F	0.0 – 0.7	No accomplishments. Project/program requires HQs intervention (re-base lining) due to Performance deficiencies.

Grade Conversion Table

Letter Grade	GPA
A+	4.1 -4.3
A	3.8 -4.0
A-	3.5 -3.7
B+	3.1-3.4
B	2.8 -3.0
B-	2.5 -2.7
C+	2.1 -2.4
C	1.8 -2.0
C-	1.1 -1.7
D	0.8 -1.0
F	0.0 -0.7